



5B LYNDERSWOOD BUSINESS PARK BLACK NOTLEY, CM77 8JT

£7,000 PER ANNUM

Versatile 600 sq.ft unit suitable for light industrial use, as a workshop or for storage is available. Located on a secure well maintained business park, there are two units available to let together or individually. There is good eaves height, a covered canopy, and an electric roller door. Ample parking is provided with good access for articulated lorries. Wireless broadband is available. Services available are electricity and water.



5B LYNDERSWOOD

- Roller shutter door • Good eaves height • Covered canopy



Terms

Each unit is available to rent by way of an Internal Repairing Lease for a minimum of 3 years.

Mutual break clause (3 month written notice)

Rent payable quarterly in advance by standing order.

Rates payable tenant.

No service charge.

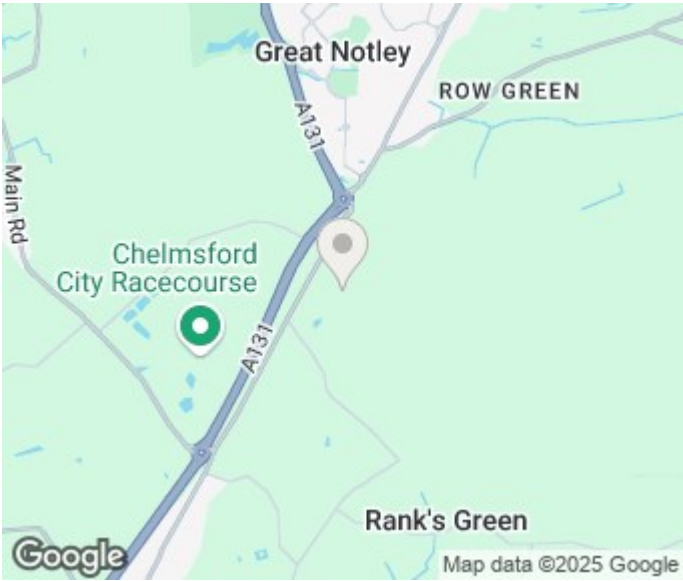
Each Party to pay their own legal cost.

Ample allocated parking, overflow parking/visitor spaces available for occasional use. Good access for articulated lorries

SERVICES: Electricity: Recharged By Landlord

Water: no charge dependant on usage.

VAT on rent



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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